

TOWN AND COUNTRY PLANNING ACT, 1990
NORTH YORK MOORS NATIONAL PARK AUTHORITY

NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION FOR
PERMISSION TO CARRY OUT DEVELOPMENT

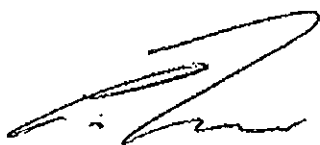
To Mr & Mrs N Hartley
C/o Hickling Gray Associates
61 Langdale Road
Market Weighton
York YO43 3DG

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The above named Authority being the Planning Authority for the purposes of your application registered 13 April 2010, in respect of proposed development for the purposes of **conversion of outbuildings to form home office/studio (Use Class B1) at Moorgate Leas Farm, Hawsker** have considered your said application and have **granted** permission for the proposed development subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H and within Schedule 2, Part 2, Classes A to C of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
4. The premises shall not be used other than as private office/studio ancillary to the use of the main house known as Moorgate Leas Farm and shall not be used for any other purpose (including any other purpose in Class B1 & B8 of the Schedule to the Town and Country Planning (Use Classes) Order, 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
5. There shall be no retail sales from the premises the subject of the permission hereby approved without the prior written agreement of the Local Planning Authority.
6. This permission has been granted in accordance with the details specified in the survey prepared by Maughan Associates received on 12 April 2010. More extensive works of demolition and rebuilding that does not accord with these details may render the permission invalid and may require a further grant of planning permission from the Local Planning Authority.
7. All new stonework and roofing tiles used in the development hereby permitted shall match as closely as possible to those of the existing building, including the colour and texture of the stone and the method of coursing and pointing.
8. The rooflights to be installed in the development hereby permitted shall be a Conservation style rooflight unless otherwise agreed in writing with the Local Planning Authority.

Continued/Conditions



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Mr C M France
Director of Planning

Date: 08 JUN 2010

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0238/PL

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Conditions (Continued)

9. All new window frames, glazing bars and external doors shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10. The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained.
11. The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.
12. The development hereby permitted shall be carried out in accordance with the mitigation measures set out in paragraphs 4.1 to 4.2 of the submitted bat survey dated February 2010

Informative

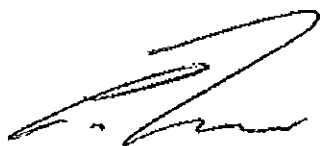
All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats &c.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development particularly for roof works mid April to mid October, work must stop immediately and Natural England contacted on 01904 435500 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given Natural England's contact details.

Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
3. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Core Policy A and NYM Development Policy 3.
4. In order to enable the Local Planning Authority to retain control over future changes of use to the property which would otherwise be permitted by the Town and Country Planning (General Permitted Development Order) 1995 and to comply with the provisions of NYM Core Policy A and safeguard the amenities of adjacent occupiers.
5. In order to enable the Local Planning Authority to retain control over any retail activity at the premises and to ensure compliance with NYM Core Policy A and NYM Development Policy 18.

Continued/Reasons for Conditions

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Director of Planning

Date: 08 JUN 2010

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0238/FL

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Reasons for Conditions (Continued)

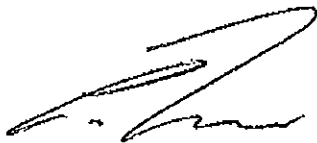
6. In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of NYM Development Policy 5.
7. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
8. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
11. the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
12. To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with NYM Core Policy C.

Development Plan policies relevant to the decision

Local Development Framework – CPH – Rural Economy
DP8 – Conversion of Traditional Rural Buildings
DP10 – New Employment and Training Development
DP19 – Householder Development

Reason for Approval

The proposed conversion of these two outbuildings which are within a group of traditional outbuildings and in close proximity to their host dwelling, to provide an economic use ancillary to the occupation of the host dwelling is considered to be in accordance with Core Policy H and Development Policies 8, 10 and 19 of the NYM Local Development Framework.



Mr C M France
Director of Planning

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Date: 08 JUN 2010